

**MINUTES  
SOUTH DAYTONA  
PLANNING ADVISORY BOARD  
Regular Meeting**

May 7, 2025,

5:30 P.M.

South Daytona City Council Chambers  
1672 South Ridgewood Avenue  
South Daytona, FL

PURSUANT TO SECTION 286.0105 FLORIDA STATUTES, if an individual decides to appeal any decisions made with respect to any matter considered at a meeting or hearing, that individual will need a record of the proceeding and will need to ensure that a verbatim record of the proceeding is made. The City does not prepare or provide a verbatim record of the proceedings.

In accordance with the American Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in the proceedings should contact the City of South Daytona's Deputy City Clerk at (386) 322-3011 for assistance at least 48 hours before the date of the meeting.

**I. CALL TO ORDER AND ROLL CALL**

Members Present

Abe Agront, Chairman  
Phil Trimarchi, Vice-Chair  
Eric Dickens  
Amanda Dietz  
Jim Tuholski

Staff Present

S. Laureen Kornel, CDD  
Amber Kraft, Recording Secretary  
Chloe Berryman, Vose Law Firm  
Josh McEnany, EDD

Excused

Petra Masci

**II. PLEDGE OF ALLEGIANCE**

**III. APPROVAL OF THE MINUTES: March 5, 2025**

Mr. Trimarchi made a motion to approve the March 5, 2025, meeting minutes. Ms. Dietz seconded the motion. Hearing no objections, the minutes were unanimously approved (5-0).

**IV. DISCLOSURE OF EXPARTE COMMUNICATION**

None disclosed.

## **V. PUBLIC HEARINGS**

### **A. LDC 2025-16: Administrative Land Development Code Amendment providing for additional prohibited uses within the Community Redevelopment District Overlay.**

Mr. McEnany, Economic Development Director, presented the case above. This is an administrative request to amend the City's Land Development Code, Article V, Zoning Regulations, Section 5.6, Supplementary Regulations, and Section 5.5., entitled "Schedule of Zoning District Regulations", to provide for additional prohibited uses within the Community Redevelopment District Overlay. There was no discussion from the Board and no comments from the public.

**Mr. Trimarchi motioned for approval, and Ms. Dietz seconded the motion. Hearing no objections, the case was unanimously approved (5-0)**

### **B. RZ 2025-20: Rezoning for 1773 South Ridgewood Avenue (Parcel ID #5344-16-00-0511), 1771 South Ridgewood Avenue (Parcel ID #5344-16-00-0520), and 1745 South Ridgewood Avenue (Parcel ID #5344-16-00-0541) from BGC (Business General Commercial) to PCD (Planned Commercial Development) and Unaddressed Parcel (ID #5344-16-00-0543) from R3 (Multiple Family Residential) to PCD (Planned Commercial Development).**

Mr. McEnany, Economic Development Director, presented the case above. This is a request by the property owner for the Planning Advisory Board to recommend to the City Council to amend the Official Zoning Map by rezoning four properties with a total acreage of ±1.98 as follows: 1773 S. Ridgewood Avenue (Parcel ID #5344-16-00-0511), 1771 S. Ridgewood Avenue (Parcel ID #5344-16-00-0520), and 1745 S. Ridgewood Avenue (Parcel ID #5344-16-00-0540) from BGC (Business General Commercial) to PCD (Planned Commercial Development) and Unaddressed Parcel (Parcel ID #5344-16-00-0543) from R3 (Multiple-Family Residential) to PCD (Planned Commercial Development). There was no discussion from the Board and no comments from the public.

**Mr. Trimarchi motioned for approval, and Ms. Dietz seconded the motion. Hearing no objections, the case was unanimously approved (5-0)**

### **C. MDA 2025-19: 1854 South Ridgewood Avenue Master Development Agreement (MDA) for a Specialty Grocery Store.**

Mr. McEnany, Economic Development Director, presented the above, this is a request by the property owner for the Planning Advisory Board to recommend to the City Council adoption of an MDA for a Specialty Grocery Store for a ±3.59-acre property located at 1854 South Ridgewood Avenue (Parcel ID #5344-16-00-0642). The subject property is currently zoned PCD (Planned Commercial Development) through Ordinance 2025-05. There was no discussion from the Board and no comments from the public.

**Mr. Trimarchi motioned for approval, and Ms. Dietz seconded the motion. Hearing no objections, the case was unanimously approved (5-0)**

**D. SE 2025-13: 2045- 2027 South Ridgewood Avenue, Special Exception for Mark's Sports Pub**

Ms. Kornel, Community Development Director, presented the case above stating this is a request by Micah Graham, authorized agent, acting on behalf of Mich & Jims Enterprises Inc, property owner, for the Planning Advisory Board to recommend to the City Council approval for a Special Exception for a bar use where the applicant has requested a transfer of owner for the existing bar business known as Mark's Sports Pub, located at 2045 – 2027 South Ridgewood Avenue. The ±1.4-acre site is currently developed, and no new construction is proposed as part of this special exception application. A short discussion from the Board ensued. The property owner stated his intentions to improve the business.

**Mr. Trimarchi motioned for approval, and Ms. Dietz seconded the motion. Hearing no objections, the case was unanimously approved (5-0)**

**VI. OTHER BUSINESS AND DISCUSSION ITEMS**

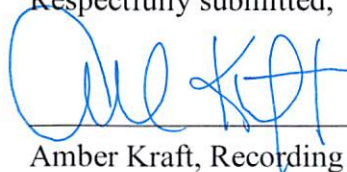
**VII. MEMBER COMMENTS**

Chairman Agront thanked City staff and the public for attending the meeting.

**VIII. ADJOURNMENT**

**Chairman Agront asked for a motion to adjourn. A motion was made by Mr. Trimarchi, and Ms. Dietz seconded the motion. The meeting was adjourned at 5:48 PM.**

Respectfully submitted,



Amber Kraft, Recording Secretary

ATTEST:



Abe Agront, Chairman

*Minutes transcribed by Amber Kraft*